Karen Johnson Davidson County
Batch# 1230408 DEEDWARRSP
01/27/2025 03:51:30 PM 5 pgs
Fees: $28.00 Taxes: $1,294.63
20250127-0006154

Commitment Number: 240621487
Seller's Loan Number: 2005423536

AFTER RECORDING RETURN TO:
TOMASA O. JOVEL LAZO and LUIS M. TURCIOS JOVEL
4064 Calumet Dr
Antioch, TN 37013

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

New Property Owner/Mail Tax Statements To:
TOMASA O. JOVEL LAZO and LUIS M. TURCIOS JOVEL
4064 Calumet Dr
Antioch, TN 37013

Parcel ID No.: 150 14 0A 002.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 9 day of January, 2025 by and between **PROGRESS RESIDENTIAL TRS 16, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantor(s) and **TOMASA O. JOVEL LAZO and LUIS M. TURCIOS JOVEL,** whose tax mailing address is 4064 Calumet Dr, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Forty Nine Thousand Nine Hundred Dollars and Zero Cents ($349,900.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF FINAL PLAT, CALUMET PHASE ONE OF RECORD IN PLAT BOOK 6900, PAGE 673, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY TRANSFERRED FROM PROGRESS RESIDENTIAL BORROWER 16, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO PROGRESS RESIDENTIAL TRS 16, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY WARRANTY DEED RECORDED ON 12/02/2024 AT INSTRUMENT NO. 20241202-0093516.

Property commonly known as: 4064 Calumet Dr, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 9 day of January, 20 25.

PROGRESS RESIDENTIAL TRS 16, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Meghan Berry

Name: Meghan Berry

Title: Authorized Signor

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, Ashleigh Clark, a Notary Public, of the State and County mentioned, personally appeared Meghan Berry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be _____ of **PROGRESS RESIDENTIAL TRS 16, LLC, A DELAWARE LIMITED LIABILITY COMPANY** the within named Grantor and that such Authorized Signer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Maricopa, County, this 9 day of January, 20 25.

Notary Public

My Commission expires: _____

ASHLEIGH CLARK
Notary Public - Arizona
Maricopa County
Commission # 640357
My Comm. Expires Sep 18, 2026

VALUATION AFFIDAVIT

State of Arizona
County of Maricopa

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $349,900 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 9 day of January, 2025.

Meghan Berry
Affiant

Meghan Berry
Print Name

(Seal)

ASHLEIGH CLARK
Notary Public - Arizona
Maricopa County
Commission # 640357
My Comm. Expires Sep 18, 2026

Notary Public

My commission expires:

_____

Ashleigh Clark
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Meghan Berry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 9, 2025 (date of document).

Meghan Berry
Affiant Signature

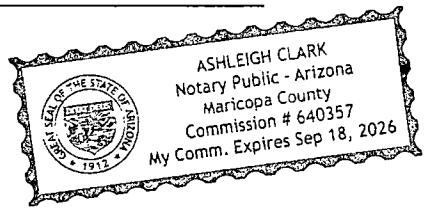
January 9, 2025
Date

STATE OF Arizona
COUNTY OF Maricopa

Sworn to and subscribed before me this 9 day of January, 2025.

Notary's Signature

My Commission Expires: _____



NOTARY'S SEAL